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① 1902082 WF

This document was prepared by:
John A. Benson, Jr.
Huck Bouma, P.C.
1755 S. Naperville Road, Ste. 200
Wheaton, IL 60189

After recording mail to:
Michael E. Kelly
Law Offices of Michael E. Kelly
118 W. Bartlett Avenue, Suite 1
Bartlett, IL 60103

Mail Future Tax Bills To:
AMZ RE Holding LLC
24723 W. Champion Dr.
Plainfield, IL 60585



Doc# 2001006111 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2020 12:58 PM PG: 1 OF 6

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

ROMA ENTERPRISES, INC., an Illinois corporation with a business address of 700 Barrington Road, Streamwood, Illinois 60107 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **AMZ RE HOLDING LLC**, an Illinois limited liability company with a business address of 24723 W. Champion Dr., Plainfield, Illinois 60585 ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, does hereby WARRANT AND CONVEY to Grantee, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee, as being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

Together with all buildings, structures, and improvements located thereon and together with all and singular rights, easements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, do covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

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Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated: December 30, 2019

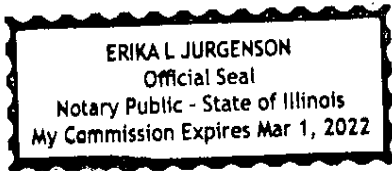
ROMA ENTERPRISES, INC., an Illinois corporation

By: Sam Romano
Sam Romano, President

STATE OF ILLINOIS)
COUNTY OF Kendall) ss

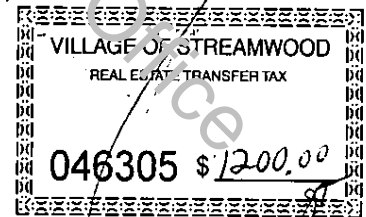
On this 30th day of December, 2019, before me, the undersigned Notary Public in and for said County in the State aforesaid, personally appeared Sam Romano, known to me to be the President of Roma Enterprises, Inc., an Illinois corporation, and acknowledges that he signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 30th day of December, 2019.



Erika L. Jurgenson
Notary Public

REAL ESTATE TRANSFER TAX		08-Jan-2020	
	COUNTY:	200.00	
	ILLINOIS:	400.00	
TOTAL:		600.00	
06-24-407-013-0000 20191201681375 1-773-759-840			



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EXHIBIT A

Legal Description

THE EAST 140.0 FEET OF LOT 12 IN 4-B INDUSTRIAL PARK, STREAMWOOD, ILLINOIS, A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SE4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 06-24-407-013-0000 and 06-24-407-014-0000

ADDRESS: 1545-1549 Burgundy Parkway, Streamwood, Illinois 60107

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes not yet due or payable.
2. Easement for public utilities and drainage over the West 5 feet, the South 5 feet and the East 5 feet of lot 12, as shown on the plat of 4-B Industrial Park, Streamwood, Illinois subdivision, aforesaid.
3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), as created by deed recorded December 2, 1974 as document 22921525 and as contained in deed recorded December 2, 1974 as document 22921526 relating to cost, size, use, construction and location of improvements; rights of access, construction and utilities; and restrictions and reservations regarding the use of the land. Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.
4. Asphalt driveways located on the land and the properties to the south, east, and west, all adjoining, as shown on a survey made by JLH Land Surveying Inc. dated November 27, 2019 No. 19-699-104.
5. Rights of public and quasi-public utilities disclosed by manholes shown on a survey made by JLH Land Surveying Inc. dated November 27, 2019 No. 19-699-104.

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of _____

SAM ROMANO as President, being duly sworn on oath, states that HE resides at 1309 Montclair Pl Scha IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: (017)

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange or parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

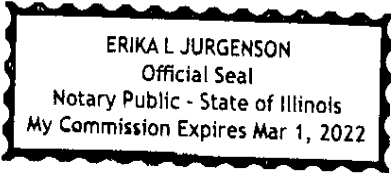
Affiant further state that me makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Sam Romano

SUBSCRIBED and SWORN to before me

this 30th day of December, 2019.

Erika Jurgenson



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STATEMENT BY GRANTOR AND GRANTEE

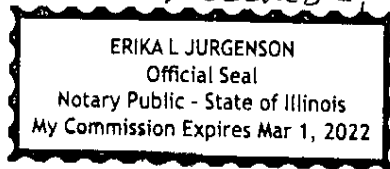
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated:

Signature of Grantor or Agent: *Sean Row*

Subscribed and sworn to before me this 30th day of December, 2019

Erika L. Jurgenson
Notary Public



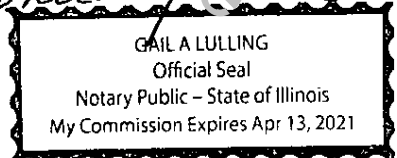
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 01/02/2020

Signature of Grantor or Agent: *[Signature]*

Subscribed and sworn to before me this 2 day of January 2020

Gail A. Lulling
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]